

Minutes of the Veneta Urban Renewal Agency

November 27, 2006

Present: Chairman T. J. Brooker, Darrell Carman, Thomas Cotter, and Sharon Hobart-Hardin

Absent: Marion Esty

Others: Ric Ingham, City Administrator; Margaret Boutell, Community Services Director; Darci Henneman, Assistant City Recorder; Brian Issa, Associate Planner; Amie Collins, Project Coordinator; Gary Brandon, Mel Purvis, Dennis Maricle, Pamela Ward, and Jeneca Jones, West Lane News

1. **CALL TO ORDER**

Mayor Brooker called the Veneta Urban Renewal Meeting to order at 8:17 p.m.

2. **CONSENT AGENDA**

The consent agenda as approved included minutes for October 9, 2006.

MOTION: Sharon Hobart-Hardin made a motion to approve the consent agenda.
Thomas Cotter seconded the motion.

Vote: Thomas Cotter, aye; Mayor Brooker, aye; Darrell Carman, aye; and Sharon Hobart-Hardin, aye.

3. **EPA - BROWNFIELD ASSESSMENT GRANT**

As the City moves forward with implementing its Downtown Master Plan, Amie Collins has taken the lead in completing the EPA Community-Wide Brownfield Assessment Grant application. The grant is for Phase I environmental assessments on selected properties on Broadway St. Phase I would consist of a site walkover, report and interviews to determine potential environmental hazards. Staff is requesting a \$45,000 grant. The application is due December 8, 2006. There are 12 landowners involved and staff sent letters to all of them prior to this meeting to gather ownership and property information. This input is necessary to complete this grant. Applicants will be notified in May of 2007. If chosen to receive funds, the project would begin September, 2007. At that time, staff would start the process to go over work plans. Amie gave an updated packet to landowners requesting their response. Depending on the number of landowners who participate, final cost will be decided at the time a consultant is selected.

The City has had several Phase I assessments done. Phase II will consist of actual probing into the ground for soil samples. If underground tanks are located, they would be dealt with in Phase II also.

PUBLIC COMMENT

Gary Brandon, 2427 Debra Lane, Eugene, OR;

Mr. Brandon represents the Gilford family and he asked the question if the grant deadline comes and goes, is the opportunity lost. Amie said no, but the City would have to wait until

next December to apply again.

Mayor Brooker said the City will not go further than the Phase I at this point. At this point, the bulk of any clean up would be the responsibility of the property owner. Mr. Brandon asked the Agency if Phase II was necessary and the land owner wanted to develop property, who would paid for it.

Ric said DEQ may offer some kind of grants but at this point there are federal or state Brownfield funds available for this kind of clean up. If there were any additional needs, the City would be happy to work with landowners by assisting in obtaining grant funds.

Mel Purvis, Territorial Rd., Veneta, OR;

Mr. Purvis represents Paul Boggs, #12, asked the question as to whether or not he got this information. Paul's position is that any government intervention is not a good thing and is not interested at all in pursuing this.

Thomas Cotter said the clean up would benefit everyone and it would be in the best interest of the landowners to do the clean up prior to an offer and work with the City and any assistance the City offers for the clean up.

Dennis Maricle, 87690 Blek Drive, Veneta, OR;

Mr. Maricle came to listen to the proposal. He asked if he wants to participate in this, what's the next step.

Ric suggested he call and speak with himself or Amie.

Pamela Ward, Veneta, OR;

Ms. Ward said she thought this project was moving too fast.

Mel Purvis, Territorial Rd., Veneta, OR;

Mr. Purvis said most people are somewhat afraid of what the Phase I investigation will find.

Ric said the grant will be submitted on December 8th and by May, 2007 a decision will be made but no official notification will be made until the fall of 2007. Ric said by then if property owners decided they didn't want the assessment, then funds wouldn't be expended. Phase I is just a visual inspection, no digging will be done.

Gary Brandon, 2427 Debra Lane, Eugene, OR;

He said the story he heard from his clients is that work will start as soon as this spring.

Ric said the Downtown Revitalization Project will start in May but that is just one piece of the plan. It would consist of looking at the infra-structure of the properties and pre-design. There will be no construction.

Mayor Brooker said that this will take time and there are several steps before the Brownfield activity will take place.

Thomas Cotter said that Amie found this grant last summer and has been working on it since then.

Mel Purvis, Territorial Rd., Veneta, OR;

Mr. Purvis heard rumor that the downtown area would be near the BiMart store.

Mayor Brooker responded yes, there will be some commercial property near the BiMart store but revitalizing the downtown area to be pedestrian friendly and provide walking traffic to a downtown area is a high priority.

Thomas Cotter said that because this is a blighted area, City funds will be used and over the next 10 to 20 years the downtown area will take of itself.

Pamela Ward, Veneta, OR;

Ms. Ward asked what the deadline is to get a response to the City. Her attorney wants paperwork.

Ric said the City would initially like to hear back from property owners by December 4th or 5th. Then staff will forward the information to the EPA so at this time, we would just like a preliminary yes to submit the application. He said he would be happy to talk more with property owners if they would prefer to opt out at a later date.

3. OTHER

a. Key Bank Landscaping

Ric said he received a letter from Melody Prutsman, the Manager at Key Bank. She said Key Bank has hired David Dougherty of DLA, Inc. to create a landscape plan which will include the “heritage oaks” that were left on the Key Bank property as well as incorporating some of the downtown master plan landscaping into the Key Bank property.

Ric told the Agency that Jeff Tashman is working on as many fronts as he can before he is unavailable in February. Staff is suggesting that those urban renewal work sessions be held prior to the City Council meeting. Jeff Tashman would like two, two hour meetings, having dinner. Those meetings would be 5:00 to 7:00 p.m. prior to the Council meetings

4. ADJOURN

Mayor Brooker adjourned the Veneta Urban Renewal Agency at 8:42 p.m.

Mayor Brooker, Chairman

ATTEST:

Darci Henneman, Assistant City Recorder
(prepared by dhenneman)